

Apartment House in Waverley Place Is Sold

Bachelor Apartment at No. 103 Is Exchanged for a Washington Heights Block—Martin Engel Now Deals in Lower East Side Properties.

Business in real estate circles was about the average yesterday.

M. L. & C. Ernst sold No. 103 Waverley place, an eight-story prewar bachelor apartment house, on a lot 57x109.5, to a Mr. Fricke. The buyer gives in part payment the block fronting in the south side of 159th street 147.1 feet. In St. Nicholas avenue 50.9 feet, in Amsterdam avenue 49.1 feet and in 158th street 136.1 feet. The Washington Heights property is encumbered with old frame buildings, and a part of it is vacant.

S. Steingut & Co. sold for Martin Engel the property at the northeast corner of Ninth street and avenue B, a six-story tenement, with stores, on a lot 25x100, to Dr. S. Weiss. The same brokers sold for Dr. Sidonia Weiss No. 304 East Fourteenth street, a four-story dwelling, on a lot 19x55.6, to Martin Engel.

New Apartment House for Brooklyn.

The Central Realty and Construction Company, of which John V. Signell is president, has filed plans through Nevill & Barge for the erection of a six-story apartment house on a plot 100x117 at the northeast corner of Eighth avenue and Fifth street, Brooklyn. The site is part of thirty lots which the company acquired some time ago and of which twenty-four were sold to builders and are being now improved with three-story private houses.

Uptown Lots Sold for Improvement.

E. Feldman sold for John Lever, Jr., two lots in the east side of Broadway, 100 feet north of 213th street. The buyer of the north lot is John Lever, Jr., who will erect a three-story building on plot and use the store for his own occupancy. The other lot was purchased by Henry Feldman, who will also erect a three-story building and occupy the store in it.

D. & W. Mullins sold for the Loomis estate to I. Mendel No. 1,965 Webster avenue, a four-story brick flat, on a lot 23x50.

H. C. Senior & Co. sold for Harry C. Senior Nos. 101 and 103 Charlton street and Nos. 108 and 110 King street, four old buildings, on leased ground, in conjunction with Leon Loser, sold for K. Noble No. 202 West 133d street, a five-story double flat, on a plot 37x58. The same brokers sold for Harry C. Senior No. 540 East 120th street, a three-story building, on a lot 18x100.

Duff & Brown sold for Henry P. Strodtman a client for occupancy No. 530 West 143d street, a three-story dwelling, on a lot 18x100. The price is reported at \$14,500.

J. C. Hagerly sold for John Danner, four lots in the north side of 129th street, 100 feet east of Lenox avenue, to a builder for immediate improvement.

West Street Business Building

J. N. Kallay & Son sold for John T. Williams Nos. 235 to 238 West street, at the northeast corner of Beach street, a four-story building, on a plot 100x100, to a Mr. Williams. The seller takes in exchange two properties in Manhattan and one in Brooklyn, besides others. The West street building is expected to be opened at \$18,000 a year net.

Lowenfeld & Prager sold to Antonio Capo Nos. 315 and 317 East 151st street, frame buildings, on a plot 50x101.1.

Judge P. Henry Dugan is the buyer of the plot, 11x130, at the northwest corner of 129th street and Forty-ninth street, together with land under water, the sale of which by Mrs. Mary Ryan was recently published.

Mabel Braender sold through Charles Horlein No. 208 West Eighty-fourth street, a five-story flat, on a plot 50x120.

Alterations for Democratic Club House.

Plans were reported yesterday for alterations to the club house of the Democratic Club, at No. 617 Fifth avenue. The improvements will cost \$2,000. Horgan & Slattery are the architects.

George R. Read & Co. were the brokers in the sale of No. 289 Fifth avenue, reported yesterday. The building is to be tenanted by Kate P. Danforth, based on one tenant to store, basement and first floor in the building at No. 448 Fourth avenue.

Broad Street Conveyed.

Katherine A. Kingsland conveyed to George A. Hazeltine the plot, 50x131.5x121.2x124.4, on the east side of Broad street, 194 feet north of Beaver street, for consideration expressed in the deed being \$200,000.

The Title Guarantee and Trust Company has advanced \$200,000 to the Broadway Land Improvement Company, a long Island Railroad enterprise, to be used in improvements to the company's property on Jamaica Bay.

J. B. Thorne, president of the company, announced that the property, which has three store buildings on it, brought nearly \$27,000.

IN THE ESTATE ROOM.

At the New York Real Estate Salesrooms yesterday the following transactions took place:

James L. Wells sold in foreclosure No. 408 Seventh avenue, west side, 73.3 feet north of Thirty-second street, 23x100, a four-story brick tenement, with store, to the Stuyvesant Real Estate Company for \$240,000.

Charles A. Berrian sold in foreclosure the property in 180th street, north side, 154.1 feet east of Stuyvesant avenue, 100 feet vacant, to the plaintiff's trustee, for \$20,000.

Manhattan Building Plans.

Plans were filed yesterday from the Bureau of Buildings in Manhattan for the following new structures:

GRAND & Willett, etc., n. e. cor. for a 6-story brick tenement, with store, 60x58.7, on lot 100x100, owner: A. B. Badi, architect.

PARK AV. 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 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